

मंजूर प्रादेशिक विकास नियंत्रण नियमावली -मुंबई महानगर प्रदेश  
मेगासिटी प्रकल्पासाठी नागरी-१ विभागात १.०० च.क्षे.नि. अनुज्ञेय  
करणेबाबत विकास नियंत्रण नियमावलीत नविन नियम

क्र.१५.४.३. अंतर्भूत करणेबाबत.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम २०  
(४) अन्वये सूचना.

महाराष्ट्र शासन

नगर विकास विभाग

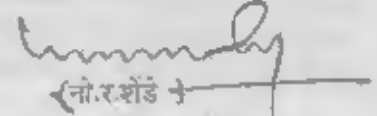
शासन निर्णय क्रमांक-टीपीएस-१२०८/१५७०/प्र.क्र.१६१ (ब)/०९/नवि-१२

मंत्रालय,मुंबई- ४०० ०३२.

दिनांक :- २८ ऑगस्ट २००९.

शासन निर्णय :- सोबत जोडलेली अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात  
दिनांक २८/८/२००९ रोजी प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
नो.र.शेंडे +  
शासनाचे उप सचिव.

प्रति,

- १) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ला संकूल  
बांद्रा (पुर्व),मुंबई-४०० ०५१.
- २) विभागीय आयुक्त,कोकण विभाग,कोकण भवन,नवि-मुंबई.
- ३) संचालक नगर रचना महाराष्ट्र राज्य-पुणे.
- ४) जिल्हाधिकारी,रायगड
- ५) उपसंचालक, नगर रचना,कोकण विभाग,कोकण भवन,नवि-मुंबई.
- ६) सहायक संचालक नगर रचना,अलिबाग शाखा,जि.रायगड
- ७) व्यवस्थापक शासकीय मध्यवर्ती मुद्रणालय,चर्नीरोड,मुंबई.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या असाधारण  
राजपत्रात दिनांक २८/८/२००९ रोजी कोकण विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या  
प्रत्येकी ०५ प्रती या विभागास,संचालक नगर रचना,महाराष्ट्र राज्य ,पुणे व उप संचालक,नगर  
रचना,कोकण विभाग, कोकण भवन, नवि-मुंबई, यांना पाठवाव्यात)

४) कक्ष अधिकारी ,नवि-२९,नगर विकास विभाग, मंत्रालय,मुंबई-३२ यांना विभागाच्या  
वेबसाईटवर प्रसिध्द करणेसाठी अग्रेंधित.

९) निवडनस्ती (कार्यासन-१२)

GOVERNMENT OF MAHARASHTRA  
Urban Development Department  
Mantralaya, Mumbai 400 032.

Dated : 28 August, 2009.

NOTIFICATION

Maharashtra Regional and Town Planning Act, 1966

No. TPS.1208/1570/CR-161 (B)/09/UD-12 - Whereas by Government Notification, Urban Development Department No.TPS.1297/1094/CR-116/97/UD-12, dated 23<sup>rd</sup> September, 1999 issued under sub-section (1) of section 15 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as 'the said Act') and all other powers enabling it in that behalf the Government of Maharashtra has approved the Development Control Regulations for Mumbai Metropolitan Region (hereinafter referred to as 'the said Development Control Regulations') and the said Development Control Regulations has come into force with effect from 1<sup>st</sup> December 1999;

And whereas Regulation 15.4.2 & 15.5.4 of the said Development Control Regulations regulates the development in U - 1 Zone where No Development Plan or separate development regulations are enforced;

And whereas Govt. is of the opinion that Mega City Project, with the help of Foreign Direct Investment (FDI) will result in creation of job opportunities and will develop the region socially and economically, it is necessary to increase the permissible FSI to 1.00 in Urbanisable Zone (U - 1) for Mega City Project (hereinafter referred to 'said modification') with certain conditions;

And whereas, under the powers conferred by sub-section (3) of Section 20 of the said Act Govt. in Urban Development Department has published a notice of even no. dated 6<sup>th</sup> July 2009 (hereinafter referred to as "the said notice") which appeared in daily "Dhavate Navnagar" dated 16/07/2009 in Marathi Newspaper, and in "The Asian Age" dated 15/07/2009 in English Newspaper, and also appeared in Maharashtra Government Extra-Ordinary Gazette No.30 Dated 13<sup>th</sup> July, 2009 at page 1 and 2 to invite suggestions / objections from the general public on the said modification and appointed Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai as an Officer (hereinafter referred to as "the said officer") to hear the suggestion / objections received in stipulated time and to submit the report to Government on the said modification;

And whereas, the said Officer has submitted his report on the said modification vide letter dated 18/08/2009 to Government;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries, the Govt. is of the opinion, that the said modification proposal is necessary and should be sanctioned with certain conditions and some changes.

Ag

Now, therefore in exercise of the powers confirmed by the sub-section (4) of the section 20 of the said Act, the Govt. hereby sanctions the said modification proposal to the regional plan with some changes and with certain conditions, and for that purpose amends the Notification dated 23<sup>rd</sup> September, 1999 as follows:-

After the last entry in schedule of modification in the Mumbai Metropolitan Regional Plan the following new entry shall be added -

### ENTRY

#### Regulation No.15.4.3

For Mega City Project having minimum area of 100 Hectares, in Urbanisable Zone (U - 1) permissible FSI shall be 1.00 subject following conditions:-

1. Minimum contiguous area required for Mega City Project shall be 100 Ha.  
{Explanation : (i) Area of 100 Hectares, if naturally divided by natural water course, nalas, roads and railways etc. such area shall be considered contiguous for Mega City Project subject to condition that the developer shall construct roads, bridges etc. as required at his own cost.  
(ii) Area of 100 hectares may be comprised of ongoing authorized development with FSI 1.00, such ongoing authorized development shall be allowed while calculating area of 100 Ha. Such ongoing authorized development shall not exceed 30 % of the total mega city project area. If such ongoing authorized development is deficient about any public facilities and utilities, the same should be provided in the remaining 70 % of the project area.}
2. The layout of the Mega City Project shall be prepared with required amenities as per planning norms and integrated road networks, such layout shall be approved by Collector, with prior approval from Director of Town Planning, Maharashtra State, Pune.
3. All the required amenities and road network in the layout shall be fully developed by the developer.
4. Building completion certificate shall be granted by Collector, only after satisfactory completion of all amenities and road networks as prescribed above.
5. Height of the building and marginal distances shall be permissible as per the said Development Control Regulations. However in specific cases if relaxation is required for the height of the building prior approval of Metropolitan Commissioner, MMRDA shall be taken.

*Ag*

NOTE:-

(A) The said modification is kept open for public inspection during office hours at the following offices –

1) Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (E), Mumbai.

2) The Collector, Dist. Raigad.

3) The Dy. Director, Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.

4) The Asst. Director, Town Planning, Alibag Branch, Alibag.

(B) This Notification is also published on Government web site at [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in).

By order in the name of Governor of Maharashtra.

  
(Ashok Patil)  
Section Officer

